

# METROPOLITAN+TROPICAL= METROPICA

Sunrise — already home to such popular attractions as the BankAtlantic Center and The Oasis — is looking forward to the development of another regional attraction with the construction of **Metropica**, a one-of-a-kind mixed-use project that would create a multi-faceted urban destination with a tropical twist.

Phase I would consist of 27 acres of development including 500,000 square feet of Class “A” office space, 363 luxury mid-rise residences and structured parking, as well as 62,000 square feet of space for full-service restaurants and high-end retail establishments.

Phase II would add another 38 acres of quality development — bringing the total acres encompassed by Metropica to 65 — and would include a site for a new, planned City Hall. Conceived in the tradition of great urban places, the walkable, mixed-use project would be defined by an open space corridor with a pedestrian causeway connecting Metropica's various phases.

Located between the BankAtlantic Center and Sawgrass Mills, Metropica would span three-quarters of a mile along Panther Parkway, from Sunrise Boulevard to the site of the planned Marriott hotel.

In 2001, the Sunrise City Commission articulated a concept for this area of Sunrise that included a pedestrian-friendly, mixed-use “downtown” where residents can walk to work, shopping and restaurants. The result is Metropica. It is the product of a public/private partnership involving the developer and the City, who are working

**\met-rop-ic-a\:** 1. A new urban destination which blends a sophisticated metropolitan sensibility with the energetic appeal of the tropics; 2. A walkable, mixed-use project offering something for everyone, including office space, luxury residences, structured parking, full-service restaurants and high-end retail establishments, all in a park-like setting.

together to make Metropica a reality.

The project would be built over seven years, creating a vibrant, diverse urban center. The name Metropica blends a sophisticated metropolitan sensibility with the energetic appeal of the tropics and truly captures the spirit of the concept.

Mixed-use projects like Metropica have earned acclaim in recent years, buoyed by the trend toward creating an environment that offers opportunities for living, working and playing.

“We're excited to have this chance to develop a unique, innovative mixed-use urban center in Sunrise,” said **City Manager Pat Salerno**. “Metropica will have so much to offer both residents and visitors. By incorporating a new City Hall in the development, we would have a true civic hub that unites our departments under one roof and provides an added level of convenience for our residents.”

The existing Sunrise City Hall, planned in the 1970s, has not aged well and no longer meets today's needs. Residents have commented on its dated appearance, citing it as

a poor reflection of a modern, forward-thinking City. Demolishing City Hall would allow for the development of a children's park, as proposed by **Commissioner Sheila Alu**. The concept of a children's park has already been endorsed by Welleby Management Association (the largest homeowners association in the City that represents the neighborhood immediately surrounding the proposed park site) as a desirable addition to the site and a complement to the surrounding residential communities. The Sunrise Chamber of Commerce has also given Metropica and the subsequent relocation of City Hall their stamp of approval.

In many ways, Metropica represents new and exciting opportunities for the City. The project would further establish Sunrise as the center of west Broward, and one of South Florida's premiere business, entertainment and residential locations. As the civic and social heart of the community, it would also offer a high-quality urban environment destined to provide long-term benefits to the City and the region.

